

**46 Summerlea Road, Narre Warren, Vic 3805**

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**House For Sale**

Thursday, 13 June 2024

46 Summerlea Road, Narre Warren, Vic 3805

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 657 m2**

**Type: House**



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## AUCTION | \$650,000-\$690,000

This family home is situated on a spacious 654 m<sup>2</sup> (approx.) block, offering a serene ambiance with a private setting and ample backyard space in the vibrant community of Narre Warren. Walking distance to Fountain Gate Shopping Centre, Monash Freeway, schools, and public transport. Minutes' drive to Kindergarten, Fountain Gate Primary School and Secondary College, Dandenong Valley School, Monash Freeway, public transport, and Medical Centres. A unique blend of comfort and convenience, perfect for both first-home buyers and savvy investors. Features: Formal lounge room, three bedrooms with two built-in wardrobes, semi-ensuite to master bedroom with walk-in robes, open plan kitchen and dining including mini bar, two bathrooms and a separate toilet, laundry area, wall heater and evaporative cooling, carport, garage, garden shed, undercover BBQ pergola for family and friends to enjoy. You can keep the existing house and construct a second unit at the rear of the property with potential for subdivision (STCA), this property combines suburban living with convenient access to amenities like Fountain Gate Shopping Centre, schools, train stations, and recreational facilities, making it an ideal choice for diverse interests. A great opportunity for homeowners, investors, or developers. Act quickly to secure this property. An inspection of this property is a MUST! \* Currently Tenanted PLEASE NOTE:- All enquiries MUST include a contact telephone number- Photo ID Required for all Inspections Terms: 10% deposit Balance: 60/90 days